



Address: [4010 BENT ELM LN](#)
City: FORT WORTH
Georeference: 11069-12-6X-09
Subdivision: EDWARDS RANCH RIVERHILLS ADD
Neighborhood Code: 220-Common Area

Latitude: 32.695753734
Longitude: -97.4108755258
TAD Map: 2024-372
MAPSCO: TAR-089E



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: EDWARDS RANCH
RIVERHILLS ADD Block 12 Lot 6X PRIVATE OPEN
SPACE

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Protest Deadline Date: 5/24/2024

Site Number: 41678532
Site Name: EDWARDS RANCH RIVERHILLS ADD-12-6X-09
Site Class: CmnArea - Residential - Common Area
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 22,128
Land Acres^{*}: 0.5079
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
RIVERHILLS HOMEOWNERS ASSOC
Primary Owner Address:
4200 S HULEN ST STE 614
FORT WORTH, TX 76109-4910

Deed Date: 2/29/2016
Deed Volume:
Deed Page:
Instrument: [D216049794](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	1/1/2013	000000000000000	0000000	0000000



VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$0	\$1	\$1	\$1
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
2021	\$0	\$1	\$1	\$1
2020	\$0	\$1	\$1	\$1

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.